

GENERAL CONSTRUCTION NOTES

1. LANDMARK ENGINEERING, INC. MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE, LOCATION, DEPTH, SIZE OR CONDITION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN NOT ACCESSIBLE FROM THE SURFACE OF THE GROUND. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AT THE TIME THE PLAN WAS PREPARED. THE CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES INVOLVED.

IT IS THE RESPONSIBILITY OF THE OWNER, OR HIS CONTRACTOR, TO VERIFY AND ALLOW FOR THE LOCATION AND DEPTH OF THE UNDERGROUND UTILITIES WITHIN THE WORK AREA SHOWN ON THIS PLAN. THE CONTRACTOR SHALL NOT BEGIN ANY EXCAVATION OR OTHER CONSTRUCTION AROUND OR IMMEDIATELY ADJACENT TO EXISTING UTILITIES WITHOUT NOTIFYING THE UTILITY OWNER(S) AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE START OF EXCAVATION OR CONSTRUCTION. TEST PITS FOR UTILITY LOCATIONS MAY OR MAY NOT BE REQUIRED.

PRIOR TO ANY CONSTRUCTION, IT IS RECOMMENDED THE CONTRACTOR EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE.

2. PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, A SURETY GUARANTEE BOND, OR OTHER SECURITY INSTRUMENT ACCEPTABLE TO AND APPROVED BY THE CITY SOLLICITOR, SHALL BE POSTED IN THE AMOUNT OF 100% OF THE COST OF REQUIRED LANDSCAPING TO INSURE PROPER MAINTENANCE OF THE LANDSCAPING FOR A PERIOD OF TWO YEARS FROM THE DATE OF INSTALLATION.

LOCATION MAP

1"=800'

TYPICAL SHRUB AND GROUND COVER PLANTING DETAIL

All ground cover areas shall be tilled to a depth of 6". Incorporate soil amendments (see note #5) before tilling. Do not plant ground cover roots in the surface mulch.

3" - shredded hardwood bark mulch - do not cover the root crown or stems with mulch. Scarify roots of container materials - remove burlap and twine from the ball tops - mix in soil amendments when backfilling - see #5.

Mulch all shrub groupings as beds. Mulch reforestation shrubs individually.

TYPICAL DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL

Plastic strapping or steel wire guys with rubber hose at trunks. Deciduous trees: 2" x 3" x 8' hardwood stakes - 3/ tree 4" cal. + 2/ tree 2" cal. + 1/ tree 1.5" cal. + Evergreens: 2" x 3" x 3' hardwood stakes - 3/ tree 9" + 2/ tree 7" + Remove all stakes after two growing seasons. 3" shredded hardwood bark mulch - do not cover root crown.

Earth saucer - under mulch to hold water during establishment. Cut and remove all twine. If a wire basket is on the root ball, one-third to one-half of the baskets must be cut away and removed after placing the tree in the hole. Scarify roots of container materials, add backfill amendments - see #5. Set ball on existing grade or compacted soil, with ball top (root crown) even with existing grade.

PLANTING NOTES:

- Plant in accordance with the standards as set forth by the American Association of Nurserymen, and the American Standard for Nursery Stock.
- Warranty all plants for two years from acceptance. Replace a originally specified, during the appropriate growing season.
- Locate all utilities prior to digging, protect from damage during construction.
- Field locate plants to avoid conflict with swales, utilities (above and below ground), existing vegetation to remain, transformer boxes, etc.
- Backfill mix: One part peat humus to one part topsoil, to one part existing soil. Amendments: mix into soil: 25 lbs. 5-10-5 organic fertilizer, .75 lbs bonemeal, and 1.0 lbs. rotted cow manure per cubic foot of backfill mix. set ball top even with grade.
- The quantities of plants on the plan drawing for individual requirement areas shall govern over the schedule. The numbers of plants as required in specific areas (i.e. bufferyards, at parking spaces, street trees etc.) shall be field located to avoid utilities or obstructions, but must remain within the requirement area.

TAX PARCELS 18-021.00-032 & 18-021.00-180
RECORD LANDSCAPE PLAN

FOR
257 EAST MAIN STREET AND
THOMAS BAKERY SHOP
CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE

OWNER/DEVELOPER
257 EAST MAIN ASSOCIATES, LLC
6000 WOOLEN WAY
NEWARK, DE 19711
(302)731-1340

0 15 30 60
GRAPHIC SCALE

REVISIONS	CHECKED BY	LANDMARK ENGINEERING CIVIL AND SITE ENGINEERING SPECIALISTS ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE PHONE: (302) 323-9977 • FAX: (302) 323-9961 INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM	DESIGN BY: DESIGNS ETC. 1500 WILSON ROAD NEWARK, DE 19702 TEL: 302.731.1340		
SCALE: 1" = 20'	DRAWN BY: AML/KBK	DESIGNED BY: JJC	CHECKED BY: JJC	DRAWING NAME: LAND-REC.DWG	CL-01
DATE: 5-20-08	COMD. NO.: C2019	FILE NO.: ###	SHEET CL-01 of 1		

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I, THE UNDERSIGNED, WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.

OWNER -
257 EAST MAIN ASSOCIATES, LLC

DATE

Code Plantings

Delaware Ave. - two street trees
Main street - two street trees
Parking islands - 14 trees
6' ht. evergreen property border plantings

PLANTING SCHEDULE

TYPE	KEY	#	BOTANICAL - COMMON NAME	MINIMUM SIZE & REMARKS
Canopy - Shade and Street Trees				
T	AR	2	Acer rubrum 'October Glory' - October Glory Red Maple	2.5'-3' cal. BB
T	GT	2	Gleditsia triacanthos inermis 'Sunburst' - Sunburst Honey Locust	2.5'-3' cal. BB
ST	MAB	3	Malus Adirondack - Adirondack Crab	2.5'-3' cal. BB
TA	PAM	3	Prunus amanagowa - Amanagowa fastigiate Cherry	2'-0 - 2.5' cal. BB
ST	PL	2	Platanus x acerifolia 'Bloodgood' - Bloodgood London Plane Tr.	2.5'-3' cal. BB
T	QA	1	Quercus acutissima - Sawtooth Oak	2.5'-3' cal. BB
TA	SAJ	2	Syringa amurensis japonica 'Ivory Silk' - Jap. Tree Lilac	2'-0-2.5' cal. BB
* denotes smaller height trees suitable for planting underneath utility wires				
Evergreen - Trees				
E	IDL	2	Ilex x aquiperny 'Meschick' - Dragon Lady Holly	6'-7' cont/BB
T	GT	2	Juniperus virginiana 'Emerald Sentinel' - E. S. Juniper	6'-7' cont/BB
E	JV	2	Thuja occidentalis 'Emerald' - Emerald (narrow) Arborvitae	6'-7' cont/BB
Shrubs				
S	ICGL	9	Ilex crenata 'Green Luster' - Green Luster Holly	18"-21" cont.
S	IG	2	Ilex glabra 'compacta' - Inkberry	18"-21" cont.
S	JC	4	Juniperus conferta - Shore Juniper	2 gal. cont.
S	TBR	4	Taxus baccata repandens - English spreading yew	18"-21" BB
S	VO	2	Viburnum opulus 'nanaum' - Dwarf European Cranberrybush	18"-21" cont.
S	VR	2	Viburnum rhytaphyllum 'Alleghany' - Alleghany Ev. Viburnum	30 - 36" BB or cont.
GC	LM	1	Liriodendron muscari 'Silver Sunproof' - Silver Sunproof Lily turf	1 qt. Cont.
Type Key: T= Tree, ST= Street tree, O= Understory/Omnamental, E= Evergreen, S= Shrub, G= Grasses GC= Ground Cover, P= Perennial, B= Bulbs, V= Vines				



Know what's below.
Call before you dig.

MISS UTILITY PHONE: 1-800-257-7777
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH
THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970
AND THE RULES AND REGULATIONS THEREOF APPROPRIATE